

**FIRST AMENDED MANAGEMENT CERTIFICATE
OF
LAKE RIDGE COMMONS TOWNHOME ASSOCIATION, INC.**

The undersigned, being an officer of Lake Ridge Commons Townhome Association, Inc. (the "**Association**"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

This certificate amends, restates and replaces in its entirety that certain Management Certificate of Lake Ridge Commons Townhome Association, Inc. recorded under Document No. 202200120012, in the Official Public Records of Dallas County, Texas, and as Document No. D22110462, Official Public Records of Tarrant County, Texas.

1. The name of the subdivision: Lake Ridge Commons.
2. The name of the Association: Lake Ridge Commons Townhome Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property situated in Dallas and Tarrant Counties, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Lake Ridge Commons, recorded as Document No. 202200111450 in the Official Public Records of Dallas County, Texas, and as Document No. D221102597, Official Public Records of Tarrant County, Texas, as the same may be amended from time to time (the "**Declaration**").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Lake Ridge Commons Townhome Association, Inc., c/o Tamara Moore, Paragon Property Management Group, 2805 North Dallas Parkway, Suite 400, Plano, Texas 75093.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Lake Ridge Commons Townhome Association, Inc., c/o Paragon Property Management Group
Mailing Address:	2805 North Dallas Parkway, Suite 400, Plano, TX 75093
Attn.:	Tamara Moore
Telephone Number:	469-969-7367
Email Address:	hoasupport@paragonpmg.com

7. Website to access the Association's dedicatory instruments:
<https://paragonpmg.cincwebaxis.com/>
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment (third-party buyer) - \$500.00

Working Capital Assessment (Homebuilder) - \$250.00

Transfer Fee - \$304.00

Resale Certificate Fee - \$375.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

LAKE RIDGE COMMONS TOWNHOME ASSOCIATION,
INC.,
a Texas nonprofit corporation

By: [Signature]
Name: Steve Schermerhorn
Title: Vice President

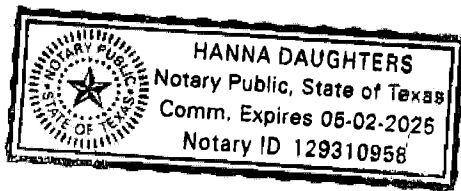
STATE OF TEXAS

COUNTY OF William

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This instrument was acknowledged before me on the 17 day of September, 2022, by Steve Schermerhorn, the Vice President of Lake Ridge Commons Townhome Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:

Frank O. Carroll III, Esq.
Winstead PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
Email: focarroll@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Lake Ridge Commons, recorded as Document No. 202200111450 in the Official Public Records of Dallas County, Texas, and as Document No. D222102597 in the Official Public Records of Tarrant County, Texas.
2. Lake Ridge Commons Community Manual, recorded as Document No. 202200112370 in the Official Public Records of Dallas County, Texas, and as Document No. D222103410 in the Official Public Records of Tarrant County, Texas.
3. Lake Ridge Commons Adoption of Working Capital Assessment, recorded as Document No. 202200112362 in the Official Public Records of Dallas County, Texas, and as Document No. D222103416 in the Official Public Records of Tarrant County, Texas.
4. Lake Ridge Commons First Supplement to Community Manual, recorded as Document No. 202200207126 in the Official Public Records of Dallas County, Texas, and as Document No. D222227477 in the Official Public Records of Tarrant County, Texas.

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202200268365

eRecording - Real Property

Recorded On: October 11, 2022 03:18 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$38.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 202200268365
Receipt Number: 20221011001018
Recorded Date/Time: October 11, 2022 03:18 PM
User: Kevin T
Station: CC18

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF DALLAS**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Dallas County, Texas.**

John F. Warren
Dallas County Clerk
Dallas County, TX

A handwritten signature in black ink, likely of John F. Warren, the Dallas County Clerk.